



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** May 23, 2023

**PROPERTY OWNER /  
APPLICANT:** Integra Real Estate, LLC.

**AGENT:** Courtney Crush, Crush Law, P.A.

**PROJECT NAME:** The Mile Hotel, West

**CASE NUMBER:** UDP-EV23002

**REQUEST:** Vacation of Easement: 20-foot Wide by 136-foot Long  
Drainage Easement

**GENERAL  
LOCATION:** East of NE 32nd Avenue, west of the Intracoastal  
Waterway, north of East Oakland Park Boulevard and  
NE 32nd Street

**ZONING:** Community Business District (CB)

**LAND USE:** Commercial

**CASE PLANNER:** Nancy Garcia



Case Number: UDP-EV23002

**CASE COMMENTS:**

Please provide a written response to each of the following comments:

1. Per ULDR Section 47-24.1.J, provide written documentation that easement to be considered for vacation meets the City's development review criteria of ULDR Section 47-24.7.A.4 (Vacation of Easement).
2. Provide copy instrument records of the existing easement for background purposes.
3. Please be advised that the vacating ordinance shall not be in full force and effect until an Engineer's Certificate is executed by the City Engineer or designee. This Engineer's Certificate shall be executed by the proper authorities and recorded in the public records of Broward County. A copy of the recorded certificate is to be provided to the City upon recordation. The City Engineer's certificate shall also state that all existing facilities located within the vacated easement have been relocated or abandoned to the satisfaction of the respective utility owners.
4. Please be advised that additional Easements may need to be dedicated to the City resulting from the Vacation of Easement approval process, including Utility Easement(s) and Access Easement(s) that mitigate an otherwise dead-end Alley condition.
  - a. A new easement of the same size needs to be dedicated along with the design analysis and construction of a new outfall centered within the new easement. This utility relocation plan is needed as well as a no objection letter from Public Works.

Additional comments may be forthcoming at the meeting.

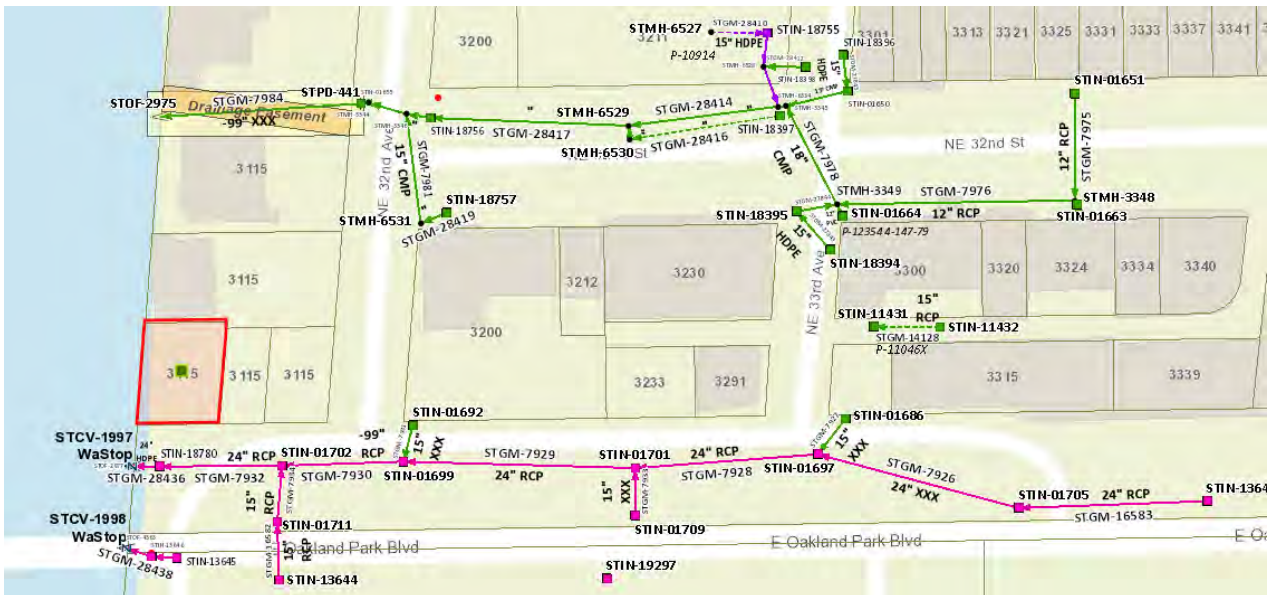


Case Number: UDP\_EV23002

CASE COMMENTS:

Please provide a response to the following:

- 1. There is an active outfall (STOF-2975) with approximately 1400 LF of stormpipe (green pipe) installed to provide capacity and conveyance for five (5) city blocks at this location.
2. There are approximately thirteen (13) inlets and seven (7) manholes installed as assets to this drainage basin that should be accounted for as they relate to tidal flooding impacts and allow water to transport from the waterway into the roadway under certain tidal conditions.
3. In extreme tidal situations we have experienced seawall breaching from the adjacent FDOT infrastructure located underneath the Oakland Park Bridge (Pink Pipe).





Case Number: UDP-EV23002

**CASE COMMENTS:**

Please provide a response to the following:

1. The applicant is strongly encouraged to contact all neighborhood associations located within three hundred feet (300) of the development site, to advise of this proposal (a map and listing of all neighborhood associations are listed on the City’s website).
2. Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 180 days, October 11, 2023, for applications subject to a quasi-judicial hearing or a public hearing, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed. The applicant did not submit a waiver to the timeline requirements.
3. The proposed vacation easement requires review and approval by the City Commission. A separate application and fee are required for City Commission review.
4. Signoffs from the City Surveyor will be required prior to City Commission submittal. The signoff for the City Surveyor will be routed by Engineering Staff.
5. Corresponding Application Case Number UDP-S23020 is being processed simultaneously. If the Site Plan is dependent of the land area of the vacated drainage easement to meet ULDR requirements, the easement vacation application will have to be approved prior to the site plan application or become a condition of approval for building permit issuance for Case Number UDP-S23020.
6. As proposed, the applicant is proposing to relocate the existing 20-foot drainage easement to a proposed 10-foot easement located along the northern property line. A new easement of the same size needs to be dedicated along with the design analysis and construction of a new outfall centered within the new easement. This utility relocation plan is needed as well as a no objection letter from Public Works. See Engineering DRC review comments.
7. As provided, the Letters of No Objections provided with this submittal have all been signed by a representative from Craven Thompson & Associates, Inc. instead of the appropriate utility companies Letters must be provided from AT&T, Comcast Cable, TECO Gas and the City of Fort Lauderdale Public Works Department indicating no objections to the vacation. If any easements are required, legal and easement documents must be provided prior to the item being scheduled for City Commission. If any facilities need to be relocated, plans satisfactory to that agency must be approved prior to City Commission submittal. A letter stating no objection has been provided by the Florida Power and Light utility company. Contact Information for the remaining utility companies can be found below:

**AT&T**  
 Greg Kessell, Design Manager  
 (561) 699-8478  
[G30576@att.com](mailto:G30576@att.com)

**Comcast**  
 Patesha Johnson, Permit Coordinator  
 (754) 221-1339  
[Patesha\\_Johnson@comcast.com](mailto:Patesha_Johnson@comcast.com)

**Fort Lauderdale, Department of Public Works**  
 Igor Vassiliev, Project Manager II  
 (954) 828-5862  
[ivassiliev@fortlauderdale.gov](mailto:ivassiliev@fortlauderdale.gov)

**TECO-Peoples Gas**  
 Joan Domning, Specialist  
 (813) 275-3783  
[JDomning@tecoenergy.com](mailto:JDomning@tecoenergy.com)



**GENERAL COMMENTS**

1. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.
2. Additional comments may be forthcoming at the Development Review Committee meeting.
3. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to submitting your plans for Final DRC sign-off, please schedule an appointment with the case planner Nancy Garcia (Email: Ngarcia@fortlauderdale.gov, Phone: 954.828.8958) to review project revisions.

November 3, 2023

Ms. Nancy Garcia, Case Planner  
Urban Design and Planning  
City of Fort Lauderdale  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33311

**RE: THE MILE HOTEL, WEST  
CASE NUMBER: UDP-EV23002  
DRAINAGE EASEMENT VACATION  
CTA PROJECT NO. 23-0005-001-01**

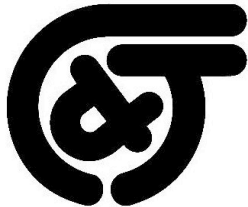
Dear Ms. Garcia:

Below are our responses to the comments dated May 23, 2023 regarding the proposed vacation of the drainage easement. Our updated responses are as follows:

**ENGINEERING DEPARTMENT**

*Reviewer: Anabel Figueredo*

CRANEN THOMPSON



**& ASSOCIATES INC.**

Engineers  
Planners  
Surveyors  
Landscape Architects

*Comment No. 1: Per ULDR Section 47-24.1.J, provide written documentation that easement to be considered for vacation meets the City's development review criteria of ULDR Section 47-24.7.A.4 (Vacation of Easement).*

**Response: Criteria statement provided with the original submittal but provided again.**

*Comment No. 2: Provide copy instrument records of the existing easement for background purposes.*

**Response: Copy provided of instrument number 113882967.**

*Comment No. 3: Please be advised that the vacating ordinance shall not be in full force and effect until an Engineer's Certificate is executed by the City Engineer or designee. This Engineer's Certificate shall be executed by the proper authorities and recorded in the public records of Broward County. A copy of the recorded certificate is to be provided to the City upon recordation. The City Engineer's certificate shall also state that all existing facilities located within the vacated easement have been relocated or abandoned to the satisfaction of the respective utility owners.*

**Response: Understood.**

*Comment No. 4: Please be advised that additional Easements may need to be dedicated to the City resulting from the Vacation of Easement approval process, including Utility Easement(s) and Access Easement(s) that mitigate an otherwise dead-end Alley condition.*

*a. A new easement of the same size needs to be dedicated along with the design analysis and construction of a new outfall centered within the new easement. This utility relocation plan is needed as well as a no objection letter from Public Works.*

**Response: The applicant is proposing a twenty (20) foot easement along the northern boundary.**

3563 NW 53<sup>rd</sup> Street  
Fort Lauderdale, FL 33309-6311  
Phone: (954) 739-6400  
Fax: (954) 739-6409

**STORMWATER OPERATIONS**

Reviewer: Sandra Marie Pierce

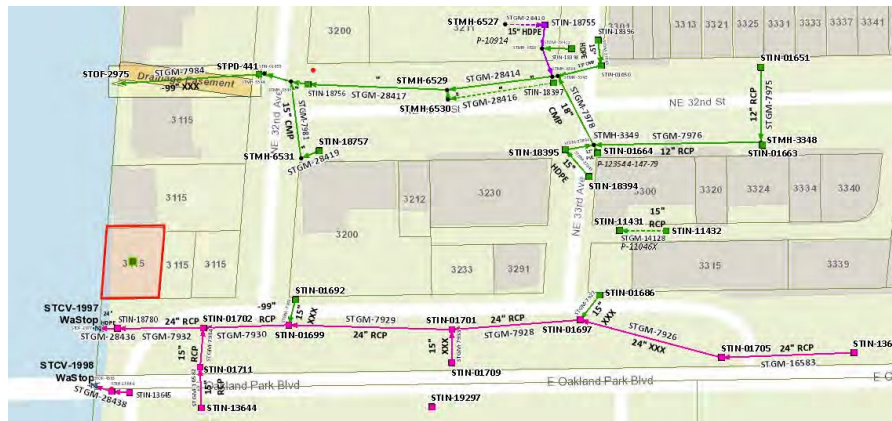
Comment No. 1: *There is an active outfall (STOF-2975) with approximately 1400 LF of stormpipe (green pipe) installed to provide capacity and conveyance for five (5) city blocks at this location. Historically, Stormwater Operations has experienced tidal flooding at this location from the connecting stormwater infrastructure as depicted in the embedded map. This type of flooding is consistent with Sunny day flooding where water levels from the adjacent waterway backflow into the stormwater pipe and discharge into the roadway causing localized ponding.*

**Response:** **Comment noted.**

Comment No. 2: *There are approximately thirteen (13) inlets and seven (7) manholes installed as assets to this drainage basin that should be accounted for as they relate to tidal flooding impacts and allow water to transport from the waterway into the roadway under certain tidal conditions.*

**Response:** **Comment noted.**

Comment No. 3: *In extreme tidal situations we have experienced seawall breaching from the adjacent FDOT infrastructure located underneath the Oakland Park Bridge (Pink Pipe). In 2022 FDOT had two (2) tidal valves installed in the outfalls (Waterside\_ STCV-1998 &1997) which should mitigate future sunny day flooding conditions for this location. However, Stormwater Operations is not sure how effective the seawall cap as installed by FDOT will be for reducing future breaching and/ or overland flow impacts to the adjacent roadways and/ or properties from the existing seawall at this location.*



**Response:** **Comment noted.**

**URBAN DESIGN & PLANNING**

Reviewer: Nancy Garcia

Comment No. 1: *The applicant is strongly encouraged to contact all neighborhood associations located within three hundred feet (300) of the development site, to advise of this proposal (a map and listing of all neighborhood associations are listed on the City's website).*

**Response:** **The Applicant will continue our public outreach and will hold a public participation meeting thirty days in advance of Planning and Zoning Board consideration. To date the Applicant presented the project to:**

- 1. The Board of Directors of the Galt Mile Community Association on March 23, 2023**
- 2. Business owner Susan Ratcliff on April 12, 2023**
- 3. The Galt Mile Community Association membership on April 20, 2023**
- 4. The Board of Directors of the Continental condominium on April 17, 2023**
- 5. The Board of Directors of the Maracay condominium on April 17, 2023**
- 6. Business owner Cathy Vassallo on April 17, 2023**
- 7. President and Vice-President of the North Beach Restaurants and Shoppes Association (NOBE) on August 18, 2023.**

**Please see attached letter of support for the Mile Hotel applications from the Board of Directors of the Galt Mile Community Association dated March 27, 2023.**

Comment No. 2: *Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 180 days, October 11, 2023, for applications subject to a quasi-judicial hearing or a public hearing, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed. The applicant did not submit a waiver to the timeline requirements.*

**Response:** **Understood.**

Comment No. 3: *The proposed vacation easement requires review and approval by the City Commission. A separate application and fee are required for City Commission review.*

**Response:** **Understood.**

Comment No. 4: *Signoffs from the City Surveyor will be required prior to City Commission submittal. The signoff for the City Surveyor will be routed by Engineering Staff.*

**Response:** **Understood.**

Comment No. 5: *Corresponding Application Case Number UDP-S23020 is being processed simultaneously. If the Site Plan is dependent of the land area of the vacated drainage easement to meet ULDR requirements, the easement vacation application will have to be approved prior to the site plan application or become a condition of approval for building permit issuance for Case Number UDP-S23020.*

**Response:** **Understood.**



**Comment No. 6:** *As proposed, the applicant is proposing to relocate the existing 20-foot drainage easement to a proposed 10-foot easement located along the northern property line. A new easement of the same size needs to be dedicated along with the design analysis and construction of a new outfall centered within the new easement. This utility relocation plan is needed as well as a no objection letter from Public Works. See Engineering DRC review comments.*

**Response:** **Understood.**

**Comment No. 7:** *As provided, the Letters of No Objections provided with this submittal have all been signed by a representative from Craven Thompson & Associates, Inc. instead of the appropriate utility companies Letters must be provided from AT&T, Comcast Cable, TECO Gas and the City of Fort Lauderdale Public Works Department indicating no objections to the vacation. If any easements are required, legal and easement documents must be provided prior to the item being scheduled for City Commission. If any facilities need to be relocated, plans satisfactory to that agency must be approved prior to City Commission submittal. A letter stating no objection has been provided by the Florida Power and Light utility company. Contact Information for the remaining utility companies can be found below:*

**AT&T**

*Greg Kessell, Design Manager  
(561) 699-8478  
[G30576@att.com](mailto:G30576@att.com)*

**Fort Lauderdale, Department of Public Works**

*Igor Vassiliev, Project Manager II  
(954) 828-5862  
[ivassiliev@fortlauderdale.gov](mailto:ivassiliev@fortlauderdale.gov)*

**Comcast**

*Patesha Johnson, Permit Coordinator  
(754) 221-1339  
[Patesha\\_Johnson@comcast.com](mailto:Patesha_Johnson@comcast.com)*

**TECO-Peoples Gas**

*Joan Domning, Specialist  
(813) 275-3783  
[JDomning@tecoenergy.com](mailto:JDomning@tecoenergy.com)*

**Response:** **CTA and the applicant have had several on-site meetings with representatives from Comcast, AT&T and FPL. We have provided a letter of no objection from TECO. FPL has prepared a relocation and service plan which is provided with this resubmittal. AT&T and Comcast plan to follow the FPL plan. Once plans become available, they will be provided to the City.**

**GENERAL COMMENTS**

**Comment No. 1:** *The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.*

**Response:** **Understood.**

*Comment No. 2: Additional comments may be forthcoming at the Development Review Committee meeting.*

**Response: No additional comments were provided at the meeting.**

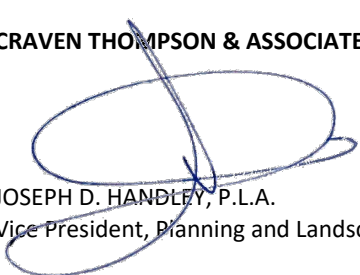
*Comment No. 3: An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to submitting your plans for Final DRC sign-off, please schedule an appointment with the case planner Nancy Garcia (Email: Ngarcia@fortlauderdale.gov, Phone: 954.828.8958) to review project revisions.*

**Response: Understood.**

If you have any questions or further comments, please do not hesitate to contact me at (954) 739-6400 or by email at [jhandley@craventhompson.com](mailto:jhandley@craventhompson.com).

Sincerely,

**CRAVEN THOMPSON & ASSOCIATES, INC.**



JOSEPH D. HANDLEY, P.L.A.  
Vice President, Planning and Landscape Architecture

JDH/tg

**CRAVEN THOMPSON & ASSOCIATES INC.**